

**Design Review Board  
Minutes  
January 14, 2010**

**I. CALL TO ORDER — 3 P.M.**

*Members Present: Todd Hardy, Chair; Barbara Sassaman, Vice-Chair; Val Davis, Secretary; Diana de los Santos, member; and Pancho Cole, member.*

*Also Present: Anne Krieg, Planning Director; and Brian Madigan, Staff Planner.*

**II. ADOPTION OF THE AGENDA**

Ms. Sassaman suggested the Board switch their review of item A, the West Street project, to the end of the agenda.

*Ms. Sassaman moved to adopt the agenda as amended. Ms. De los Santos seconded the motion and the Board voted unanimously to approve the motion.*

**III. APPROVAL OF MINUTES**

December 10, 2009

Ms. Sassaman noted that on page 2 of the December 10, 2009 minutes, the phrase “except third Thursday in January” should be amended to read “November” instead of January.

*Ms. Sassaman moved to approve the minutes as amended above. Ms. Davis seconded the motion and the Board voted unanimously to approve the motion.*

**IV. EXCUSED ABSENCES**

*Ms. Sassaman moved to excuse Ms. Byrne. Ms. Davis seconded the motion and the Board voted unanimously to approve the motion.*

**V. REGULAR BUSINESS**

**A. Certificate of Appropriateness –Continuation of Review: West St Hotel**

**Application #:** DRB-09-47

**Applicant:** Eben Salvatore

**Project location:** Rodick St, West St, Main St Block, Bar Harbor Tax Map104 lots  
113,114,115,116,117,118,122,124,142,144,146,147

**Proposed action:** Construct or expand non historic building

Mr. Salvatore reviewed several changes made to the structure, façade, and site design. Mr. Salvatore noted that the fifth floor was removed and that the lobby had been flipped to the other side of the hotel entrance. This change would require passengers to exit from the left side of their vehicle instead of the right. He also noted that the

yellow strip the Board had requested be removed above the swimming pool was in fact removed.

Mr. Salvatore clarified that removal of top story of the hotel required the architect to change the level where the step back from property line occurs. He noted that the step back now occurs at the bottom of fourth floor.

Mr. Salvatore also stated that the parking deck had been reconfigured and that revised plans reflecting these changes would be submitted for the Board prior to their next meeting. He stated that the new parking deck plans would show a third floor.

Mr. Hardy requested the applicant provide an updated landscaping plan.

Ms. Sassaman requested paint samples for the rear of the building as well as a plan depicting the proposed lighting.

The Board continued to discuss various aspects of the proposed structure and the façade at length.

*Ms. Sassaman moved to continue the project to the February 11, 2010 Design Review Board meeting. Ms. Davis seconded the motion and the Board voted unanimously to approve the motion.*

**B. Certificate of Appropriateness – Stewart Brecher Architects**

**Application #:** DRB-09-57

**Applicant:** Stewart Brecher

**Project location:** 93 Cottage St, Bar Harbor Tax Map 104, Lot 058

**Proposed action:** Sign

*Ms. Sassaman moved to approve the proposed application. Mr. Cole seconded the motion and the Board voted unanimously to approve the motion.*

**C. Certificate of Appropriateness – Main St Market**

**Application #:** DRB-09-58

**Applicant:** Doug Smith

**Project location:** 317 Main St, Bar Harbor Tax Map 108, Lot 074

**Proposed action:** Sign

The applicant agreed to amend the proposal to situate the sign in the center of the upper and lower windows.

*Ms. Sassaman moved to approve the proposed sign as amended. Ms. De los Santos seconded the motion and the Board voted unanimously to approve the motion.*

**D. Certificate of Appropriateness – Fantail Pub**

**Application #:** DRB-09-59

**Applicant:** Doug Smith

**Project location:** 6 Pleasant St, Bar Harbor Tax Map 107, Lot 204

**Proposed action:** Signage, Construct or expand non historic building, and construct or alter fence or wall

The applicant submitted supplemental materials for the Board to review regarding the proposed application.

The applicant gave a detailed review of the proposed signage, structures, and changes to the overall site plan. The applicant also reviewed the current signage totals, as well as the total if all signage proposed were approved.

The Board discussed the proposed Fantail sign at length and reminded the applicant that he is required to have at least ten feet of vertical clearance between the bottom of projecting wall signs and the ground. The applicant stated he would try to place the sign (as proposed) a minimum of 10 feet above the ground. If the minimum clearance could not be reached, the applicant stated he would return to the Board for a subsequent approval.

Ms. Sassaman reminded the applicant that the indoor neon sign cannot say “Budweiser,” and that neon signs cannot measure more than two square feet in total.

The applicant noted that the current sign for the Laundromat would be moved above the adjacent window. The applicant then described the changes he proposed for the design and configuration of the “lobster pound area.” He then reviewed the general lay out of the various structures located at the property by drawing them on the chalk board.

Several Board members commented that they had no issue with the design of the proposed fences.

Mr. Hardy and Ms. Sassaman discussed the idea of waiting to make a decision for the deck and pergola type structures since the applicant still had outstanding information to provide. The Applicant stated he would return with plans to reconfigure the deck. Mr. Hardy stated he would like to see a final plan which details the changes made to the ramp will comply with ADA standards. Ms. Sassaman added that a color sample would be helpful.

Ms. Sassaman summarized several issues with respect to the application and stated she believed the following items remain outstanding:

- The Board would be receptive to the modification to the entrance ramp as long as ADA requirements are met.
- A neon sign may only equal two square feet total, and Budweiser Beer signs are not allowed, however a generic beer sign is. The Board also requested the applicant submit the proposed billiards sign. Ms. Sassaman added that the Lobster sign proposed to be located on the front of gabled eating area is okay, but contingent upon the Board’s approval of the actual structure.
- The Board was receptive to the proposed Laundromat sign.
- The Board felt the colors chosen by the applicant were fitting.

- The Board felt that the shed over the lobster cooker would be okay, but needed to see the dimensions.
- Fantail sign height is unclear if it meets 10 foot height requirement.
- Lighting
- Rental signs must be no larger than a total of 6 square feet. The applicant is already in violation.

*Ms. Sassaman moved to approve the green trim and beige building colors, that the 4x4 box addition and clapboard be approved if painted to match with the condition that ADA access must be met, and that the Fantail sign be approved if the height requirement is met; and that the white fences be approved; as well as the proposed improvements to the back of the building. Ms. Sassaman noted that all remaining items be continued to the February 11, 2010 Design Review Board. Ms. Davis seconded the motion and the Board voted unanimously to approve the motion.*

## **VI. OTHER BUSINESS**

### **A. Town Report Cover**

Ms. Krieg reminded Board members they have been requested to choose the design for the Town Report cover.

## **VII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA**

There were none.

## **VIII. ADJOURNMENT**

*Ms. Sassaman moved to adjourn the meeting. Mr. Cole seconded the motion and the Board voted unanimously to approve the motion.*

Minutes prepared by Brian Madigan, Staff Planner for the Board's approval at their February 11, 2010 meeting.

Signed as approved:

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**Val Davis, Secretary**  
**Town of Bar Harbor Design Review Board**

**Date**